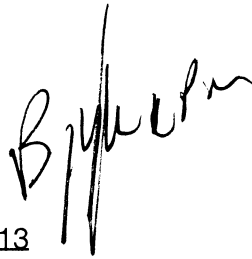


DATE: April 8, 2005
TO: Municipal Clerk
THRU: Byron E. Johnson, C.P.M.
Director of Purchasing – X4313
FROM: Rachel Johnson
Clerk Typist II – X4162



Please place the following item on the Consent Council Agenda for the Council Meeting of **APRIL 19, 2005**.

Request that the City Council authorize an emergency procurement and that the City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$186,911.00 for the rehabilitation of the old water well, which is used for irrigation purposes, at the El Paso International Airport Lone Star Golf Course (Contract No. 2005-196). Additionally, it is requested that the City Manager and Staff be authorized to execute budget transfers for this award and project, as necessary.

The existing water well at the golf course had ceased to produce water and the drilling of a new well was authorized. However, problems with the new well have been encountered; scant amounts of muddy water were produced. The Engineer and Contractor continue to work to find a resolution, but the possibility exists that there will not be enough water produced by the new well to meet the golf course's water demand. Therefore, there is a need to rehabilitate the old well. In the interim, the golf course continues to utilize a fire hydrant for watering purposes.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

Department: Aviation
Funds available in: PAP0033-41074-62620022-508027
Funding Source: Airport Land Sales Restricted Fund
Amount: \$186,911.00
District: 2

Contact Person: Byron Johnson, C.P.M., Director of Purchasing at 541-4313

AGENDA FOR: APRIL 19, 2005

**CITY OF EL PASO, TEXAS
REQUEST FOR COUNCIL ACTION (RCA)**

DEPARTMENT: Purchasing
AGENDA DATE: April 5, 2005

CONTACT PERSON/PHONE: Byron Johnson, Director of Purchasing (X4313)
PROJECT NAME/SOLICITATION NO. EPIA Lone Star Golf Course Rehabilitation of Water Well

DISTRICT(S) AFFECTED: 2

SUBJECT:

Request that the City Council authorize an emergency procurement and that the City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$186,911.00 for the rehabilitation of the old water well at the El Paso International Airport Lone Star Golf Course (Contract No. 2005-196). Additionally, it is requested that the City Manager and Staff be authorized to execute budget transfers for this award and project, as necessary.

BACKGROUND / DISCUSSION:

The existing water well at the golf course had ceased to produce water and the drilling of a new well was authorized. However, problems with the new well have been encountered; scant amounts of muddy water were produced. The Engineer and Contractor continue to work to find a resolution, but the possibility exists that there will not be enough water produced by the new well to meet the golf course's water demand. Therefore, there is a need to rehabilitate the old well. In the interim, the golf course continues to utilize a fire hydrant for watering purposes.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

PRIOR COUNCIL ACTION:

Council previously approved the emergency procurements for the drilling of a new well and for the equipping of that well.

AMOUNT AND SOURCE OF FUNDING:

This project is funded by Airport Land Sales Restricted Fund. Funding is available in PAP0033-41074-62620022-50827.

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example:  if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA: _____

CITY MANAGER: _____

DATE: _____

PURCHASING DEPARTMENT

DATE: April 5, 2005
TO: Municipal Clerk
THRU: Byron E. Johnson, Director
PURCHASING DEPARTMENT – X4313
FROM: Barbara Crumley
Administrative Analyst – X4113

Please place the following item on the Consent Council Agenda for the Council Meeting of **April 19, 2005**.

Item should read as follows: Request that the City Council authorize an emergency procurement and that the City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$186,911.00 for the rehabilitation of the old water well, which is used for irrigation purposes, at the El Paso International Airport Lone Star Golf Course (Contract No. 2005-196). Additionally, it is requested that the City Manager and Staff be authorized to execute budget transfers for this award and project, as necessary.

The existing water well at the golf course had ceased to produce water and the drilling of a new well was authorized. However, problems with the new well have been encountered; scant amounts of muddy water were produced. The Engineer and Contractor continue to work to find a resolution, but the possibility exists that there will not be enough water produced by the new well to meet the golf course's water demand. Therefore, there is a need to rehabilitate the old well. In the interim, the golf course continues to utilize a fire hydrant for watering purposes.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

Department: Aviation
Funds available in: PAP0033- 41074-62620022-508027
Funding Source: Airport Land Sales Restricted Fund
Amount: \$186,911.00
District: 2



El Paso INTERNATIONAL AIRPORT

MEMORANDUM

TO: Byron Johnson, C.P.M.
Director of Purchasing

FROM: Patrick T. Abeln, A.A.E.
Director of Aviation

SUBJECT: Rehabilitation of Old Well at Lone Star Golf Course

DATE: April 8, 2005

As you are aware, the Department of Aviation requested and received Federal Aviation Administration (FAA) approval to utilize funding from the Airport's Restricted Land Sales Fund for the drilling and equipping of a new well at Lone Star Golf Course (Lone Star). The need for a new well came about as a result of the old well failing altogether and producing no water and pulling up only sand - a sign that the well's encasement has probably collapsed.

Unfortunately, we have encountered serious setbacks in drilling the new well. Although a test drill was conducted, when the well was equipped with a test pump, scant amounts of muddy water were produced. The engineer and contractor continue to work together to determine the problem and provide a resolution, but the distinct possibility exists that there will not be enough water produced, if any, to meet Lone Star's demand, hence the need for a backup. The drilling contractor is currently utilizing a surge block, and has injected a dispersant chemical into the screened section of the well to help breakdown the silts and clays that may be plugging it. The contractor will continue to work this process in an attempt to access well water. In the interim, we continue to rely upon the use of a fire hydrant for watering purposes.

Even as we contracted for a new well, the Airport was planning on rehabilitating the existing well so that we would always have a backup well and avoid the situation that we are in now (utilizing water from a hydrant). We had tentatively planned to rehabilitate the old well in the coming fiscal year; however, due to the problems encountered in drilling the new well and the uncertainty of how much water it will produce, we have opted to proceed with the existing well rehabilitation immediately.

The Department of Aviation has received authorization from the FAA to utilize \$250,000.00 from the Airport's Restricted Land Sales Fund (RLSF) for the rehabilitation of the old well located at Lone Star. Alpha Southwest, a company that has extensive experience in equipping and maintaining wells, has submitted a proposal of \$186,911.00 for this work, and we are requesting that this be handled as an emergency given the fact that we are now in April, heading into the heaviest water season, and still utilizing water from a hydrant.

Funding is available in Project PAP0033, Fund 41074, Dept Id 62620022, Account 508027.

Please call me at (915) 780-4724 should you require additional information regarding this matter.

04/08/2005 FRI 10:53 FAX 915 821 7555 ALPHA SOUTHWEST EL PASO

ALPHA

SOUTHWEST
INC.9155 DYER B-80 #105
EL PASO, TEXAS 79924
BUS. (915) 821-7500
FAX: (915) 821-7555

April 8, 2005

City of El Paso

Attn: Ms. Monica Lombrana

Re: Lonestar Golf Course "Old Well" Repair

Ms. Lombrana,

Per your request, I have broken down the cost items that relate to my original proposal of 2/18/05. The scope of supply is the same and the cost is the same with the exception of the addition of bonds and insurance. They are as follows:

- Mobilize rig equipment to old well and attempt to clean out the existing casing
\$20,000.00
- Provide Labor and equipment to air lift or circulate existing fill out of well to the extent that a well screen liner can be installed per prior correspondence
\$21,000.00
- If the above procedures are successful, complete the scope of work as outlined in the 2/18/05 letter, "scenario #1" and place well into service.
\$145,911.00

Per our meetings and phone discussions, there are inherent risks regarding the scope of work we are proposing and the success there of. No guarantees are expressed or implied.

Thank You for the opportunity to continue serving you on your well and well pump applications.

Respectfully,

Rick Yates
President, Alpha Southwest Inc.



U.S. Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
Arkansas, Louisiana,
New Mexico, Oklahoma,
Texas

Fort Worth, Texas 76193-0000

March 29, 2005

Mr. Patrick Abeln
Director of Aviation
El Paso International Airport
6701 Convair Road
El Paso, TX 79925-1091

Dear Mr. Abeln:

Reference your letter dated March 28, 2005, regarding approval to use \$250,000 from the Restricted Land Sales Fund (RSLF) to rehabilitate a well located at the Lone Star Golf Course. The Lone Star golf course is owned by the El Paso International Airport and generates revenues for the airport.

The use of these funds is restricted to the operation, maintenance and development of the airport. Also, with prior Federal Aviation Administration (FAA) approval, these funds may also be used for improvements to the revenue-producing property to enhance its value and thereby increase its revenue-producing capability for the airport. Under the terms of this allowance, your request is approved.

Sincerely,

Mike Nicely
Manager
Texas Airports Development Office

